



City of Farmers Branch

City Hall
13000 William Dodson
Farmers Branch, Texas

Meeting Minutes - Final Planning and Zoning Commission

Monday, February 24, 2014

6:30 PM

Council Chambers

Study Session Meeting to be held at 6:30 PM in Study Session Room

Absent 1 - Commissioner David Honnoll

Present 8 - Chairman Joe Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham, and Vice Chairman Nancy Hardie

Staff 3 - Alexis Jackson Senior Planner, Andy Gillies Director of Planning, and Stacy Henderson Office Manager

A. STUDY SESSION

A.1 Discuss regular agenda items.

This Report was presented.

B. REGULAR AGENDA ITEMS

B.1 Consider approval of the minutes of the January 27, 2014 Planning and Zoning Commission meeting and take appropriate action.

A motion was made by Commissioner Bronson and seconded by Vice Chairman Hardie to approve the minutes as amended. The motion carried unanimously.

Aye: 8 - Chairman Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham and Vice Chairman Hardie

C. PUBLIC HEARING

C.1

Public Hearing: Consider a request from Five Star Convenience Stores for an amendment to a Specific Use Permit for a gasoline service station and associated Site Plan located at 2904 Valley View Lane. This site is located within the Planned Development No. 29 (PD-29) zoning district.

Mr. Gillies gave a brief presentation regarding the proposed request. He stated that the original specific use permit was for a gas station and car wash and the new site plan will add end caps to the building, one 502 square feet along the western end cap and the east side will add an additional 720 square feet. Total square footage for the building will be 3,184 square feet. The proposed request will remove the car wash and add seven parking spaces and a permanent dumpster enclosure. Mr. Gillies discussed the proposed floor plan of the building and landscaping that will be added. A licensing agreement is proposed with the City to install a six foot landscaped area with an access point to the Walmart parking lot at a later time. Mr. Gillies stated that a new facade is proposed on all sides of the building which will include 75% masonry and 25% stucco.

Chairman Patterson and Mr. Gillies discussed directional traffic on the site.

Ramon Aranda, 2926 S. Sunbeck Circle, representing the applicant stated that he was available to answer questions.

Commissioner Blackson asked if they had any clients proposed for the lease space.

Mr. Aranda stated that at this time, they do not have a tenant for the new additions.

Mr. Aranda discussed roofing materials and drainage for the site as well as the canopies for the gas pumps.

Chairman Patterson asked if anyone in the audience wanted to speak regarding this request. There being no response, Chairman Patterson closed the public hearing.

Commissioner Blackson asked if having customer parking in the rear portion of the property made it difficult getting to and from the front of the store.

Mr. Aranda stated that sidewalks will be provided to the front of the store. However, they believe most clients will be parking at the northwest and southwest corners of the lot and employees will be parking behind the building in the rear portion of the lot.

A motion was made by Commissioner O'Quinn and seconded by Commissioner Blackson to recommend approval of the specific use permit and associated site plan. The motion passed unanimously.

Aye: 8 - Chairman Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham and Vice Chairman Hardie

D. ADJOURNMENT

A motion was made by Chairman Patterson and seconded by Commissioner Blackson to adjourn the meeting at 7:24pm. The motion carried unanimously.

Aye: 8 - Chairman Patterson, Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Chuck Beck, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Commissioner Jonathon Bingham and Vice Chairman Hardie


Chairman


City Administration